

060.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

986,500 / 986,500

USE VALUE:

986,500 / 986,500

ASSESSED:

986,500 / 986,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
21		WESTMINSTER AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WEINBERG JANICE	
Owner 2: BERNSTEIN ALAN	
Owner 3:	

Street 1: 21 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROUHANA JOSEPH J -

Owner 2: ROUHANA SUZANNE L -

Street 1: 21 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 14,880 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1914 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14880		Sq. Ft.	Site		0	70.	0.55	6			Topo	-5					576,158						576,200	

IN PROCESS APPRAISAL SUMMARY												Legal Description				User Acct			
Use Code												Land Size				Building Value			
101												Yard Items				Land Value			
14880.000												6,700				576,200			
986,500																			

Total Card	0.342	403,600	6,700	576,200	986,500	Entered Lot Size					
Total Parcel	0.342	403,600	6,700	576,200	986,500	Total Land:					
Source:	Market Adj Cost			Total Value per SQ unit /Card:	515.39	/Parcel:	515.3	Land Unit Type:			

Parcel ID: 060.0-0007-0006.0

!5294!

PRINT

Date: 12/10/20

Time: 20:12:08

LAST REV

Date: 10/10/19

Time: 09:37:08

apro

5294

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROUHANA JOSEPH	46861-592		1/23/2006		655,500	No	No		
WALSH DANIEL	28752-399		6/25/1998		300,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2013	244	Add Bath	10,000	C				
12/19/2005	1149	Manual	5,000					REPL MAIN BEAM, SI
3/22/2002	176	Redo Kit	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
5/23/2013	Info Fm Prmt	EMK	Ellen K
11/21/2008	Meas/Inspect	355	PATRIOT
6/5/2006	MLS	HC	Helen Chinal
3/4/2000	Inspected	197	PATRIOT
1/11/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 2	Rating: Good														
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3	- BrickorStone			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1927	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G14	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10.8 %		Functional:					No Unit	RMS	BRS	FL							
Prim Int Wall: 2	- Plaster			Economic:					1	8	4	M							
Sec Int Wall:		%		Special:															
Partition: T	- Typical			Override:															
Prim Floors: 3	- Hardwood			Total:	10.8 %														
Sec Floors:		%		CALC SUMMARY				COMPARABLE SALES											
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 125.00					Rate	Parcel ID	Typ	Date	Sale Price						
Subfloor:				Size Adj.: 1.23889506															
Bsmnt Gar:				Const Adj.: 0.99989998															
Electric: 3	- Typical			Adj \$ / SQ: 154.846															
Insulation: 2	- Typical			Other Features: 109250															
Int vs Ext: S				Grade Factor: 1.00															
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000															
Heat Type: 3	- Forced H/W			NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100		% AC:		Adj Total: 452496															
Solar HW: NO		Central Vac: NO		Depreciation: 48870															
% Com Wall		% Sprinkled:		Depreciated Total: 403626															
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 060.0-0007-0006.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	22X20	A	AV	1927	20.68	T	40	101			5,500		5,500		
2	Frame Shed	D	Y	1	6x8	A	AV	2018	0.00	T	1	101							
19	Patio	D	Y	1	20x20	A	AV	2010	3.19	T	7.2	101			1,200		1,200		
More: N	Total Yard Items:	6,700		Total Special Features:			Total:	6,700		SKETCH				IMAGE					